

# MONO COUNTY PLANNING COMMISSION

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## AGENDA THURSDAY, JUNE 8, 2006 - 10 A.M. Supervisors Chambers, County Courthouse, Bridgeport

***\*TENTATIVE START TIMES (see note below)***

### 1. CALL TO ORDER

2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on relevant items of interest not listed on the agenda.

3. **MEETING MINUTES:** Review and adopt minutes of May 11, 2006.

### 4. ACTION ITEM:

#### **\*10:05 A.M.**

**FINAL APPROVAL OF PARCEL MAP 31-87/Perriseau & Walton.** The parcel map will subdivide APN 01-060-24, totaling 20 acres, into two 10-acre parcels. The property is located on U.S. 395 near the community of Topaz, approximately one mile south of the junction of Hwy. 89. Required improvements include installation of driveways, drainage facilities, and underground utilities. The tentative parcel map was conditionally approved by the Planning Commission at a public hearing conducted June 23, 2004. Staff recommends that, prior to final approval of the parcel map, the Planning Commission rescind the requirement for contribution of improvements and/or in-lieu fees for the Walker community park imposed by Condition of Approval #38. This action is recommended because: 1) it is not consistent with the County's past practice for approval of parcel maps; and, 2) it was inadvertently included in the Conditions of Approval for Tentative Parcel Map 31-87. *Staff: Evan Nikirk, Public Works*

### 5. PUBLIC HEARINGS:

#### **\*10:15 A.M.**

**VARIANCE 06-01/Blommer & Tozier.** The variance proposal is for setback and parking reductions for a single-family home on a 9,461-sq. ft. parcel (APN 16-151-20). The variance is based on steep geographical features and rock outcroppings. The front-yard setback would be reduced from the standard 20' to 0', and the side-yard setback from 10' to 3'. Parking would be reduced from the required three spaces to two spaces. The encroachments are onto paper rights of way not used for roads. Actual traveled roads are approximately 35' from the property lines. The project is located in the Clark Tract on Steelhead Road in the June Lake area. The General Plan designation is Single-Family Residential. *Staff: Greg Newbry*

### 6. WORKSHOPS:

#### **\*11:00 A.M.**

**RIGHT TO FARM ORDINANCE:** *Staff: Deputy County Counsel Stacey Simon*

#### **\*11:30 A.M.**

**NIGHT SKY ORDINANCE:** *Staff: Greg Newbry*

***More on back...***

DISTRICT #1  
COMMISSIONER  
Rick Kattelmann

DISTRICT #2  
COMMISSIONER  
Steve Shipley

DISTRICT #3  
COMMISSIONER  
Ron Black

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Sally Miller

**7. REPORTS:**  
**A. DIRECTOR**  
**B. PLANNING COMMISSIONERS**

**8. INFORMATION:** No items.

**9. ADJOURN**

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**\*NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

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- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.